

Affordable Dwelling Unit Advisory Board Meeting Minutes (ADUAB)
Tuesday – November 10, 2009
Shenandoah Room - Shenandoah Building

Members Present: Joe Paciulli, Chair Michael Capretti, Vice-Chair; Pamela McGraw, Ryan Sauder, Dwight Stonerook, Sarah Milin

DFS Staff Present: Sarah Coyle Etro, Assistant Director; Shelita Adams, Program Manager; Jill Brady, Administrative Assistant; Jan Boothby, CDBG Program Manager; Lenny Goldberg, ADU Purchase Housing Specialist, Carleton Chambers, Staff Aide to Supervisor Andrea McGimsey; John White, Assistant County Attorney.

Public Present: None

CALL TO ORDER Joe Paciulli called the meeting to order at 8:05 A.M.

PUBLIC COMMENT PERIOD No comments

MEETING MINUTES The minutes from the October, 2009 meeting were unanimously approved.

BUSINESS/ACTION ITEMS

Staff Approval of ADU Pricing Add-ons: The ADUAB Builders Committee met on October 1, 2009 to discuss a pricing request brought by Centex Homes. The Builders Committee discussed the fact that current program guidelines prohibit staff for approving add-ons like brick even if the resulting sales price is within the maximum administratively approvable price of \$129,000 and is recommending this proposal to the full ADUAB. The issue before the ADUAB today now is should the ADUAB vote to allow staff to approve any add-ons (like brick) on ADUs as long as the resulting sales price is within the maximum administratively approved price for new projects going forward. Ryan Sauder motioned that the ADUAB approve the Builders Committee recommendation that allows staff to approve any add-on as long as the resulting sales price is within the maximum administratively approvable price of \$129,000 for all new projects going forward. Sarah Milin seconded the motion. The motion passed 5-1-4 with Joe Paciulli voting no and Greg Barrett, Dawn McKenzie, Steve Schulte and Bill Jones absent for the vote.

Ordinance Mandated Semi Annual Review of ADU Sales Prices: Chapter 1450.03 of the Loudoun County Codified Ordinance states that “the Affordable Dwelling Unit Advisory Board (ADUAB) shall initially and semiannually thereafter establish County-wide sales price for affordable dwelling units.” At the November, 2007 meeting the ADUAB voted to adopt a new maximum administratively approvable sales price of \$129,000 and leave the square foot costs unchanged. Pam McGraw motioned that the ADUAB retain the maximum administratively approvable sales price of \$129,000 and the square foot costs remain the same. Ryan Sauder seconded the motion. Joe Paciulli edited the motion to read that the ADUAB retain the maximum administratively approvable sales price of \$129,000 and the square foot costs remain the same until such time that they are changed. The motion passed 6-0-4 with Greg Barrett, Dawn McKenzie, Steve Schulte, and Bill Jones absent for the vote.

Design Book Discussion: Sarah Milin and Dwight Stonerook are working on drafting design guideline minimum standards for the building of ADUs. The committee was also asked to review Fairfax County Minimum Standards which are posted on the Work Plan for Article 7 & Chapter 1450 Ordinance Revisions webpage.

Recognition of William Jones for his ADUAB Service: The ADUAB will recognize William Jones for his service on the ADUAB at the December, 2009 meeting.

Discussion of Pending VHDA Foreclosures: John White discussed three VHDA foreclosures with loan amounts above their ADU price and VHDA's policy of insisting that the covenants be released upon foreclosure. As this is VHDA's current position, and it is the County's position that the covenants stay in place, VHDA funding may no longer be available to ADU purchasers. The County Attorney will receive a 14-day notice on the three properties being discussed. Michael Capretti motioned that the ADUAB's recommendation is to have the County file an injunction once the 14 –day notice is received. Pam McGraw seconded the motion. The motion passed 6-0-4.

Committee Reports:

Joint Builders and Zoning/Modifications Committee: Michael Capretti updated the ADUAB regarding the progress of the Joint Builders and Zoning/Modifications Committee. A Builders Focus Group meeting is scheduled for November 17, 2009 at 1:00 to discuss compatibility/integration. Updates will continue.

NEXT MEETING

Scheduled for December 8, 2009

Meeting adjourned at 9:30